

## Message Text

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ACTION EUR-25

INFO OCT-01 ADP-00 EB-11 L-03 FBO-01 M-03 A-01 EURE-00

ABF-01 SS-15 SSO-00 RSR-01 RSC-01 /063 W

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O 071605Z AUG 73

FM AMEMBASSY MOSCOW

TO SECSTATE WASHDC IMMEDIATE 955

INFO USDOC WASHDC IMMEDIATE

C O N F I D E N T I A L MOSCOW 9356

E.O. 11652: GDS

TAGS: AFSP ETRD ABLD UR

SUBJ: NEW COMMERCIAL PROPERTY

REF: STATE 148284; MOSCOW 9234; MOSCOW 8964

1. PROPOSED TERMS FOR LEASE CHAYKOVSKOGO EQUIVALENT THOSE FOR PREVIOUS COMMERCIAL PROPERTY. CONTRACT WOULD PROVIDE FOR INCLUSION HEATING, HOT AND COLD WATER, EXTENSIVE RENOVATION OF PROPERTY AT EXPENSE UPDK FOR ANNUAL RENT OF 13,500 R, OR 27.38 R PER SQUARE METER. DURING CONVERSATION REGARDING APPROACHING SHULTZ VISIT WITH DEPUTY MINFORTRADE ALKHIMOV TODAY, I BROUGHT UP QUESTION COMMERCIAL OFFICE, NOTING THAT ONLY STICKING POINT WAS PRICE AND SUGGESTING THAT HE INFLUENCE UPDK TO CUT RENTAL BY 500 R.

2. AS BEFORE, LEASE COVERS THREE YEARS, WITH SAME RENEWAL CLAUSE FOR ADDITIONAL THREE YEARS ON MUTUALLY-AGREED TERMS. EFFECTIVE DATE OF LEASE IS DATE PROPERTY PHYSICALLY TURNED OVER TO EMBASSY, PROBABLY SEPTEMBER 1 AND IN ANY EVENT NO LATER THAN SEPTEMBER 15.

3. PROPOSED ACCOMPANYING EXCHANGE OF NOTES BETWEEN EMBASSY AND UPDK INCLUDES MAJOR POINTS MOSCOW 8964 CONCERNING REPARIS TO PROPOERTY AND COMMITS UPDK TO INFLUENCE MOSSOVIET (A) TO PROVIDE EMBASSY USE OF PARK AREA IN FRONT OF PROPERTY, (B) TO PROVIDE DEVYATINSKIY PEREULOK LOT FOR USE AS PARKING  
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SPACE AND (C) TO FIND AT LEAST 300 SQUARE METERS OF WARE-

HOUSE SPACE "IN VICINITY OF COMMERCIAL OFFICE" BY END OF YEAR.

4. EXTERIOR REPAIRS ON COMMERCIAL PROPERTY ARE TO BEGIN IMMEDIATELY, WHILE INTERIOR WORK SHOULD BE COMPLETED WELL BEFORE INTERIOR FITTINGS RECEIVED FOR INSTALLATION.

5. IN VIEW OF EXTENSIVE REMODELLING WORK REQUIRED, PROPERTY RENTAL APPEARS REASONABLE. ACTUAL COST PER SQUARE METER, DISCOUNTING SAME PER METER HEATING COSTS AS FOR OTHER PROPERTY AS WELL AS UTILITIES PROVIDED, WOULD BE 19 R PER METER. CONSIDERING THAT UPDK COMMITTED IMPROVE PROPERTY TO WELL ABOVE LEVEL CONDITION OF SMOLENSKAYA SQUARE BUILDING, THUS SAVING USGOVT MORE THAN ONE THOUSAND RUBLES, COST IS LOWER THAN 19 R BY AT LEAST ONE RUBLE PER METER OVER THREE-YEAR SPAN.

6. PROVIDED DEPARTMENT HAS NO OBJECTION, EMBASSY PLANS SIGN LEASE WEDNESDAY OR LATER THIS WEEK. DEPARTMENT WILL BE NOTIFIED AND TEXTS OF LEASE AND NOTE POUCHED SOONEST.  
DUBS

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## Message Attributes

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